

#### IV. REVISIONS / CORRECTIONS TO THE DRAFT EIR

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##### SUMMARY OF SIGNIFICANT IMPACTS

On page I-5, Mitigation Measure B.A-1, should be be revised to read as follows:

"The existing building, if not already up to seismic safety design standards of the Uniform Building Code and Uniform Fire Code, shall be brought up to code. Future expansion of the building shall also be done according to Code. ~~Because of fire hazards associated with building collapse during ground shaking,~~ Installation of a sprinkler system and a series of fire extinguishers would be required, as per the Uniform Fire Code."

On page I-6, Mitigation Measure B.B-1, pages and should be be revised to read as follows:

"The proposed building shall be built according to the seismic safety design standards of the Uniform Building Code and Uniform Fire Code. Future expansion of the building shall also be done according to Code. The building shall be constructed as a wooden light frame or reinforced concrete structure. Such buildings perform well during ground shaking events due to their flexibility (ABAG, 1986). Types of construction to be avoided include unreinforced masonry, concrete, or stucco. However, even buildings designed to meet building code specifications may still collapse during a seismic event. ~~Because of fire hazards associated with building collapse during ground shaking,~~ Installation of a sprinkler system and a series of fire extinguishers would be required, as per the Uniform Fire Code."

On page I-8, Mitigation Measure B.C-1 should be revised to read as follows:

"The proposed building shall be expanded and reconfigured according to the seismic safety design standards of the Uniform Building Code and Uniform Fire Code. However, even buildings designed to meet building code specifications may still collapse during a seismic event. ~~Because of fire hazards associated with building collapse during ground shaking,~~ Installation of a sprinkler system and a series of fire extinguishers would be required, as per the Uniform Fire Code."

On page I-9, Mitigation Measure B.D-1, IV.B-22 should be be revised to read as follows:

"The proposed building shall be constructed according to the seismic safety design standards of the Uniform Building Code and Uniform Fire Code. However, even buildings designed to meet building code specifications may still collapse during a seismic event. The building shall be constructed as a wooden light frame or reinforced concrete structure. Such buildings perform well during ground shaking events due to their flexibility (ABAG, 1986). Types of construction to be avoided are unreinforced masonry, concrete, or stucco.

~~Because of fire hazards associated with building collapse during ground shaking, installation of a sprinkler system and a series of fire extinguishers would be required, as per the Uniform Fire Code."~~

On page I-27, Mitigation Measure I.C-2 should be revised as follows:

"[t]he Site C applicant has indicated the ability to expand the parking supply onto land under his control located to the east. If this additional parking is clearly committed to the cardroom project, the projected shortfall would be eliminated [and the impact would be reduced to a less-than-significant level]." (The bracketed phrase was added to the end of the DEIR text to reflect the EIR's statement of impact significance after mitigation.)

## **PROJECT DESCRIPTION**

On page III-7, the first paragraph should be revised to read as follows:

A two-phased work plan is proposed. Phase one would take place between the summer of 1993 and the winter of 1994. It would include the remodeling of the existing club house into a 24-table cardroom, cocktail lounge and a snack bar, the development of two new parking lots (177 spaces and 47 spaces), and the installation of additional landscaping, irrigation, lighting and signage, a loading dock, and retaining wall. The pro shop would be moved to the north end of the existing parking lot. Phase two would take place in the summer of 1995 and would add ~~67,000~~6,000 square feet to the club house (for 16 additional card tables), and a 150-space parking lot.

On page III-8, the first paragraph should be revised as follows:

~~"A fire protection system, as required by Section 10.306 of the Uniform Fire Code shall be installed. This automatic sprinkler system shall be in accordance with the requirements of N.F.P.A. Pamphlet NO. 13-1989. Such system shall be equipped with a waterflow alarm per Section 2.9 of NFPA No. 13 and Section 10.307 of the Uniform Fire Code. based on the 1991 Fire Safety Code, would be installed. The system would include fire sprinkler heads every 10 feet in both directions throughout the building. A fire department inlet connection in which the fire department can pump water into a standpipe system or sprinkler system would be installed. A backflow valve would be installed in conjunction with the fire department connection. Pull stations would be visible from all gaming area spaces. The fire protection system would include a 24-hour monitoring system that notifies the fire department upon activation."~~

On page III.8, the following paragraph should be added following the first paragraph on that page:

"Because the distance to the nearest fire hydrant exceeds the maximum distance permitted by the Uniform Code, an on-site water system, equipped with approved fire hydrants, shall

be provided in accordance with Section 10.301, in its entirety, as shown in the fire code. This water system to be supplied from the water main on Hillside Blvd."

On page III.14, the second sentence of the first paragraph under the "Safety - Site B" heading should be revised as follows:

"The building would also be equipped with an approved sprinkler system per the requirements of the Uniform Fire Code~~Fire Marshal~~."

On page III.24, the first sentence of the first paragraph under the "Safety - Site B" heading should be revised as follows:

"The cardroom would be fitted with appropriate fire safety equipment meeting all specifications and regulations of the Uniform Building Code and the Uniform Fire Code~~Fire Marshal~~."

On page III-24, the last paragraph should be revised as follows:

"The applicant expects gross revenue from the project to be approximately \$15.5 million the first year of operation, \$23 million the second year and \$26.7 million the third year. Expected tax revenue to the Town of Colma would subsequently be approximately \$1.45 million the first year, \$1.8 million the second year and \$3.5 million the third year. The proposed project would also donate a fire truck and two police patrol cars to the Town of Colma after two years of profitable operations. The donated fire truck should be earmarked for replacement of the Colma Fire District's 1950 Aerial Ladder Truck. -The project would be expected to create 350 new jobs. Colma residents would have first priority to the employment opportunities. A free shuttle service to and from work would be available to Colma residents employed by the project. See Table III-4 for a comparison of projected revenues among the proposed sites and other cardroom facilities."

#### LAND USE, PLANS AND POLICIES

On page IV.A-5, the second and third sentences in the fifth paragraph have been revised to read (old text is ~~lined through~~, new text is double underlined):

"Parking would be located adjacent to and on the roof of the cardroom building. The adjacent parking would be on the approximately 80 foot wide strip. Views of the rooftop parking would be shielded through the use of high cardroom walls. Additional parking for patrons would be located on an adjoining 1.6-acre parcel to be leased from the San Francisco Water Company."

The following sentence is added to the second paragraph on page IV.A.6 of the DEIR (old text is ~~lined through~~, new text is double underlined):

"Uses south of the site, across Collins Avenue, are a plumbing supply store, a single-family home, and a bank. The single-family home is scheduled for demolition in 1995 (McLennan, et. al., 1994). Two vacant lots are located east of the site. The parcel immediately east of the cardroom site is approved for a 34-bedroom Senior Care Facility."

On page IV.A.20, Table IV.A.2 has been revised as follows: (old text is ~~lined through~~, new text is double underlined).

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TABLE IV.A.2: SUMMARY OF LAND USE IMPACTS AND SIGNIFICANCE /a/

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<u>IMPACT</u>	<u>SITE A</u>	<u>SITE B</u>	<u>SITE C</u>	<u>SITE D</u>
Development of the project would alter the present land use.	S/LS	S/LS	NS	S/LS
Development of the project could conflict with <del>the use of the adjacent cemeteries</del> <u>adjacent land uses.</u>	NS	NS	NS	S/LS
Development of the project would increase the potential for vandalism of adjacent cemeteries.	S/LS	S/LS	NS	NS
Development of the project would be consistent with the existing land use and zoning designations.	S/LS	NS	NS	NS

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LEGEND

S = Significant Impact

NS = Not a Significant Impact

B = Beneficial Impact

LS = Less than Significant Impact

/a/ For significant impacts, the level of significance following mitigation is indicated next to the impact designation. For example S/LS indicates that the impact would be significant, but is reduced to a less than significant level following mitigation.

SOURCE: Environmental Science Associates, 1993

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The following reference is added to page IV.A-21 of the DEIR:

"McLennan, James M. et. al. , JM McLennan Group, letter to the Town of Colma, January 19, 1994."

## **GEOLOGY AND SOILS**

On page IV.B-13, Mitigation Measure B.A-1, should be be revised to read as follows:

"The existing building, if not already up to seismic safety design standards of the Uniform Building Code and Uniform Fire Code, shall be brought up to code. Future expansion of the building shall also be done according to Code. ~~Because of fire hazards associated with building collapse during ground shaking,~~ Installation of a sprinkler system and a series of fire extinguishers would be required, as per the Uniform Fire Code."

On page,IV.B-16, Mitigation Measure B.B-1, pages and should be be revised to read as follows:

"The proposed building shall be built according to the seismic safety design standards of the Uniform Building Code and Uniform Fire Code. Future expansion of the building shall also be done according to Code. The building shall be constructed as a wooden light frame or reinforced concrete structure. Such buildings perform well during ground shaking events due to their flexibility (ABAG, 1986). Types of construction to be avoided include unreinforced masonry, concrete, or stucco. However, even buildings designed to meet building code specifications may still collapse during a seismic event. ~~Because of fire hazards associated with building collapse during ground shaking,~~ Installation of a sprinkler system and a series of fire extinguishers would be required, as per the Uniform Fire Code."

On page IV.B-19, Mitigation Measure B.C-1, should be revised to read as follows:

"The proposed building shall be expanded and reconfigured according to the seismic safety design standards of the Uniform Building Code and Uniform Fire Code. However, even buildings designed to meet building code specifications may still collapse during a seismic event. ~~Because of fire hazards associated with building collapse during ground shaking,~~ Installation of a sprinkler system and a series of fire extinguishers would be required, as per the Uniform Fire Code."

On page IV.B-22, Mitigation Measure B.D-1 should be be revised to read as follows:

"The proposed building shall be constructed according to the seismic safety design standards of the Uniform Building Code and Uniform Fire Code. However, even buildings designed to meet building code specifications may still collapse during a seismic event. The building shall be constructed as a wooden light frame or reinforced concrete structure. Such buildings perform well during ground shaking events due to their flexibility (ABAG, 1986). Types of construction to be avoided are unreinforced masonry, concrete, or stucco. ~~Because of fire hazards associated with building collapse during ground shaking,~~ Installation of a sprinkler system and a series of fire extinguishers would be required, as per the Uniform Fire Code."

**HYDROLOGY**

On page IV.C-4, the following text should be added under "Applicable Regulations - Water Quality", heading following the last paragraph:

"The South San Francisco Sewage Treatment Plant currently treats approximately 7.6 million gallons daily (MGD). The preliminary reports of a plant capacity study by the City of South San Francisco have determined the capacity to be in the range of 8 to 9 MGD. A final capacity study is underway and should be completed by March or April 1994."

**AESTHETICS**

Table IV.E.1 should be revised as follows:

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TABLE IV.E.1: SUMMARY OF AESTHETICS IMPACTS AND SIGNIFICANCE/a/

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<u>IMPACT</u>	<u>SITE A</u>	<u>SITE B</u>	<u>SITE C</u>	<u>SITE D</u>
The project would generate new or additional light and glare to adjacent properties.	S/LS	S/LS	S/LS	S/LS
The project would obstruct scenic views.	NA	S/LS	<del>NSS/LS</del>	<del>S/LSNS</del>
The project would exceed building height restrictions and appear out-of-scale relative to adjacent developments.	NS	NS	<del>NSS/LS</del>	NS
The project would encroach on significant tree masses in a designated scenic corridor.	NS	NS	NS	S/LS

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**LEGEND**

S = Significant Impact  
 NS = Not a Significant Impact  
 B = Beneficial Impact  
 LS = Less than Significant Impact

/a/ For significant impacts, the level of significance following mitigation is indicated next to the impact designation. For example S/LS indicates that the impact would be significant, but is reduced to a less than significant level following mitigation.

SOURCE: Environmental Science Associates, 1993

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## **CULTURAL RESOURCES**

On pages IV.H-7 and IV.H-8, Mitigation Measure H.D-1 has been modified to read:

**"Mitigation Measure H.D-1:** Prior to excavation and construction, the prime construction contractor and any subcontractor(s) would be cautioned on the legal and/or regulatory implications of knowingly destroying cultural resources or removing artifacts, human remains, bottles, and other cultural materials from the project site. In the event that any prehistoric and/or historic cultural resources are accidentally discovered during construction activities, all work within 100 feet of the resources shall be halted and the cardroom developer will consult a qualified archaeologist to assess the significance of the find. If the find is determined to be an important prehistoric cultural resource, the project's schedule will be altered and the cardroom developer will that assure either "in situ" preservation or salvage excavation will be accomplished."

## **TRANSPORTATION, CIRCULATION AND PARKING**

On page IV.I-34, Mitigation Measure I.C-2 should be revised as follows:

"[t]he Site C applicant has indicated the ability to expand the parking supply onto land under his control located to the east. If this additional parking is clearly committed to the cardroom project, the projected shortfall would be eliminated [and the impact would be reduced to a less-than-significant level]." (The bracketed phrase was added to the end of the DEIR text to reflect the EIR's statement of impact significance after mitigation.)

## **PUBLIC SERVICES AND UTILITIES**

On page IV.M-2, the last sentence of the first paragraph under "Fire Protection Services" should be deleted and the paragraph should read as follows:

"The Colma Fire Protection District is comprised of 35 volunteer firefighters and a part-time Fire Marshal - Assistant Chief. The District responds to calls within the Town limits as well as to some surrounding areas of unincorporated San Mateo County. The District Fire Station is located north of the Town near San Pedro Road at Reiner and Mission Streets. Given the Town's 1990 population, this represents a service ratio of approximately one volunteer firefighter for every 22 residents. The District operates four engines and ancillary equipment: three 1,500-gallon per minute capacity engines; one 1,000-gallon per minute capacity reserve engine; one ladder truck with a 75-foot aerial ladder; and, one squad car (Mullins, 1993). Average response time to calls for service in the Town is three to five minutes. Colma's fire protection services are rated a "V" on the I - X (best to worst) Insurance Service Office (ISO) scale. The ISO rating is based on available water supply, manpower and equipment and is used to establish fire insurance rates paid by local residents and businesses. ~~The ISO rating could improve if the Town were to hire full-time fire fighting personnel (Colma, 1987).~~"

On page IV.M-2, the second paragraph under the "Fire Protection Services" heading should be revised as follows:

~~"The Colma Fire Protection District maintains automatic aid and mutual aid agreements with the fire departments of the North County Division of the San Mateo County, Daly City, South San Francisco, and Brisbane. The Colma Fire District belongs to the San Mateo County Mutual Aid Program and responds to pre-determined plan to Brisbane, Daly City, Pacifica, San Bruno and South San Francisco on an assigned basis, and to the remainder of San Mateo as unit of the North San Mateo County Strike Team. The Colma Fire District also provides equipment and personnel to areas outside San Mateo County on request from the San Mateo County O.E.S. Coordinator. Automatic aid agreements These mutual aid programs provide for an automatic response to structural fires in areas immediately adjacent to the jurisdiction's boundary. Mutual aid agreements provide service anywhere in the neighboring jurisdiction when that assistance is specifically requested. Fire protection services to the San Bruno Mountain Park, which is immediately north and east of Colma, is provided by the California Division of Forestry. The Colma General Plan recommends that if the need for a future station arises (either through dissolution of the existing fire District or station, or if an additional branch station is desired), the Town should locate it on Hillside Boulevard in the vicinity of Serramonte Boulevard (Colma, 1987)."~~

The last sentence of the first paragraph under impact M.A-2 on page IV.M-12, impact M.B-2 on page IV.M-17, impact M.C-2 on page IV.M-22, and impact M.D-2 on page IV.M-26 should read as follows:

~~"The proposed project would be subject to design review and approval by the Colma Fire Protection District before any project approval may be granted by the Town. Design review would ensure compliance with all local and regional safety and fire codes, and would allow the District to make specific design recommendations to maximize the safety features of the project. The proposed project would also be required to maintain a fire-sprinkler system pursuant with local fire codes. (Mullins, 1993) According to Appendix III-A of the Uniform Fire Code, minimum fire flow required for a building depend on the type of construction and the total square footage of the fire area. Required fire flow may range from 1,500 to 8,000 gallons per minute." Because the minimum water pressure necessary to drive the sprinkler system is 1,500 gallons-per-minute, the project would not be granted a building permit unless that minimum water pressure is provided.~~

## ALTERNATIVES

On page V.6, the following text should be added to the second paragraph under the "Geology, Soils and Seismicity" heading:

"Site E contains fill that appears to contain debris. It is not known what the source of type of debris here consists of. Should Site E be reconsidered as the location for the Colma



Cardroom, an evaluation of the soil should be done to determine if any unknown hazardous or toxic materials exist whose source is the above-mentioned debris."

On pages V.6 and V.7, the following text should be added to the paragraph under the "Hydrology" heading:

"Site E contains fill that appears to contain debris. It is not known what the source of type of debris here consists of. Should Site E be reconsidered as the location for the Colma Cardroom, an evaluation of the soil should be done to determine if any unknown hazardous or toxic materials exist whose source is the above-mentioned debris."

On page V-9, the second sentence of the first paragraph has been modified to read as follows:

"The impact to unknown prehistoric cultural resources during construction activities at Site E would be the same as that described for Site D."